WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/13 14:28 2 pgs
Fees:13.00 Taxes:259.00
20131014-0107459

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of Oct, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 905 Broadmoor Drive Trust	SAME	061-07-0-028.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The William Alvin Wilson, Sr. Testamentary Trust., Melody Rickard, Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 905 Broadmoor Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 of Block "I" on the plan of Broadmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William A. Wilson, Sr. and wife, Martha H. Wilson, by deed from Anthony R. Searles and wife, Cynthia G. Searles, on March 15, 1983, of record in Book 6021, page 800, Register's Office for Davidson County, Tennessee.Martha H, Wilson having since died leaving property to William A. Wilson Sr. by right of survivorship. William A. Wilson died on November 9, 2011, a resident of Buncombe County, North Carloina. His last Will and Testament was admitted to Probate at Cause NO. 12P-220 for the purpose of setting up Ancillary Trust without Formal Administration. Said Last Will and Testament created an Testamentary Trust appointing Melody Rickard as the Trustee of the William Alvin Wilson, Sr. Testamentary Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 174, Register's Office Davidson County, Tennessee.

This is improved property known as: **905 Broadmoor Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this October 8, 2013.

The William Alvin Wilson, Sr. Testamentary Trust

Melody Rickard, Trustee
By Melody Rickard, Trustee

STATE OF North Carolina
COUNTY OF Buncombe

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Melody Rickard, Trustee of **The William Alvin Wilson, Sr. Testamentary Trust** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 8, 2013

BARBARA J. EDMISTON NOTARY PUBLIC BUNCOMBE CO., NC

My commission expires July 14, 2017
Barbara J. Edmiston
Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY